

# CHANGE.

CHICAGO HOUSING AUTHORITY

April 10, 2013

## ITEM NO. C2

### RATIFICATION OF CONTRACT WITH BURLING BUILDERS, INC. FOR ELECTRICAL BUS DUCT UPGRADES AT LINCOLN PERRY APARTMENTS

To the Honorable Board of Commissioners:

#### RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached Resolution ratifying the firm fixed price contract awarded to Burling Builders, Inc. for electrical bus duct upgrades at Lincoln Perry Apartments in the amount of \$232,000 for a term of ninety (90) calendar days. Lincoln Perry Apartments is a Senior housing development located at 3245 South Prairie Avenue, Chicago, IL.

The Chief Development Officer, the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**CORPORATE GOAL:** Ensure the Chicago Housing Authority's portfolio is safe, decent and sustainable.

**FUNDING:** General Fund - FY2013

#### SOLICITATION SUMMARY

Specification No.: IFB 13 - 01081

Vendor: Burling Builders, Inc.  
Elzie Higginbottom, President  
44 West 60<sup>th</sup> Street  
Chicago, IL 60621

Contract Type: Construction Services

Base Contract Amount: \$232,000

Base Contract Period: ninety (90) calendar days

Option Period: not applicable

Publications: Chicago Sun-Times, Defender, Extra, CHA website, BuySpeed

Vendor List: 62

Pick-Up List: 25

Solicitation Release Date: March 1, 2013

Days Advertised: fifteen (15) business days

Addendum(s): 1 (March 8, 2013)

Pre-Bid Date: March 5, 2013

Solicitation Due Date: March 18, 2013

Assist Agencies: 64

Respondents: 4

	New Hires Needed	Required	Proposed
M/W/DBE Participation		30.00%	30.17% (MBE)
Section 3 Hiring No. (30% of new hires)	1	0.3	1
Section 3 Business Concern		10.00%	10.34%

## **GENERAL BACKGROUND**

The purpose of this contract is to upgrade the main electrical service distribution equipment at Lincoln Perry Apartments in order to bring it in compliance with the current City of Chicago Building Codes.

During the summer of 2012, this building suffered a major power failure in the electrical distribution system of the building and was temporarily made operational to keep the building from being evacuated. These temporary electrical repairs are not fully code compliant. This procurement addresses that issue. Upon the completion of this work, the electrical distribution system will be meet applicable Building Codes.

The Chicago Housing Authority (CHA) is scheduled to appear at a hearing before the Circuit Court of Cook County on May 22, 2013 to confirm that a contract has been issued to perform the work needed to correct the various Code violations issued to the CHA based on the temporary electrical repairs. Due to the long lead time needed to order the bus duct materials, it is necessary that the CHA issue the contract to Burling Builders, Inc. prior to the April 16, 2013 Board meeting so that the installation work can be started before the May 22nd Court date.

Lincoln Perry Apartments is a nine (9) story tall building, containing two hundred sixty-seven (267) dwelling units, completed in 1973 and located at 3245 South Prairie Avenue.

The scope of work for the building includes, but is not limited to:

- Removal of the existing (non-operational) electrical bus duct without interruption to existing electrical service;
- Installation of the new electrical bus duct (not connected) without interruption to existing electrical service;
- Electrical shutdown to transfer power to the new electrical bus duct (48 hour notification will be provided to the residents through the property management office);
- The contractor will provide a back-up generator system during the electrical power shut down required to transfer power to the new bus duct;
- Removal of the existing Automatic Transfer Switch; and
- Installation of the new Automatic Transfer Switch with new control wiring from new Automatic Transfer Switch to existing generator.

Relocation of residents will not be required for this project.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable Department of Housing and Urban Development procurement laws.

The Chief Development Officer concurs with the recommendation to ratify the firm fixed price contract executed with Burling Builders, Inc. for electrical bus duct upgrades at Lincoln Perry Apartments in the amount of \$232,000 for a term of ninety (90) calendar days.

The CEO/President recommends the ratification of the firm fixed price contract executed with Burling Builders, Inc. for electrical bus duct upgrades at Lincoln Perry Apartments.

**RESOLUTION NO. 2013-CHA-27**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated April 10, 2013, entitled "RATIFICATION OF CONTRACT WITH BURLING BUILDERS, INC. FOR ELECTRICAL BUS DUCT UPGRADES AT LINCOLN PERRY APARTMENTS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners hereby ratifies the execution of a firm fixed price contract with Burling Builders, Inc. for electrical bus duct upgrades at Lincoln Perry Apartments in the amount of \$232,000 for a term of ninety (90) calendar days.

These awards are subject to each Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements.

